



Highlands Council Meeting

Thursday, January 22, 2015



Plan Conformance Committee Report

Originally presented to Council December 4, 2014



Review of Franklin Township Build out Report

Franklin Township, Warren County*

Non-exempt/vacant/non-preserved parcels greater than 75 acres in size and may result in 3 or more development units

Block	Lot	Total Acres	Notes
9	11	99.1	Q Farm Parcel; partially forested
9	23	166.7	Q Farm Parcel; partially forested
8	10	182.2	Q Farm Parcel; mostly forested

* Please note all three parcels are listed in the Franklin Township 2008 Comprehensive Farmland Preservation Plan as SADC eligible for preservation.



Review of Franklin Township Final Draft Consistency Report

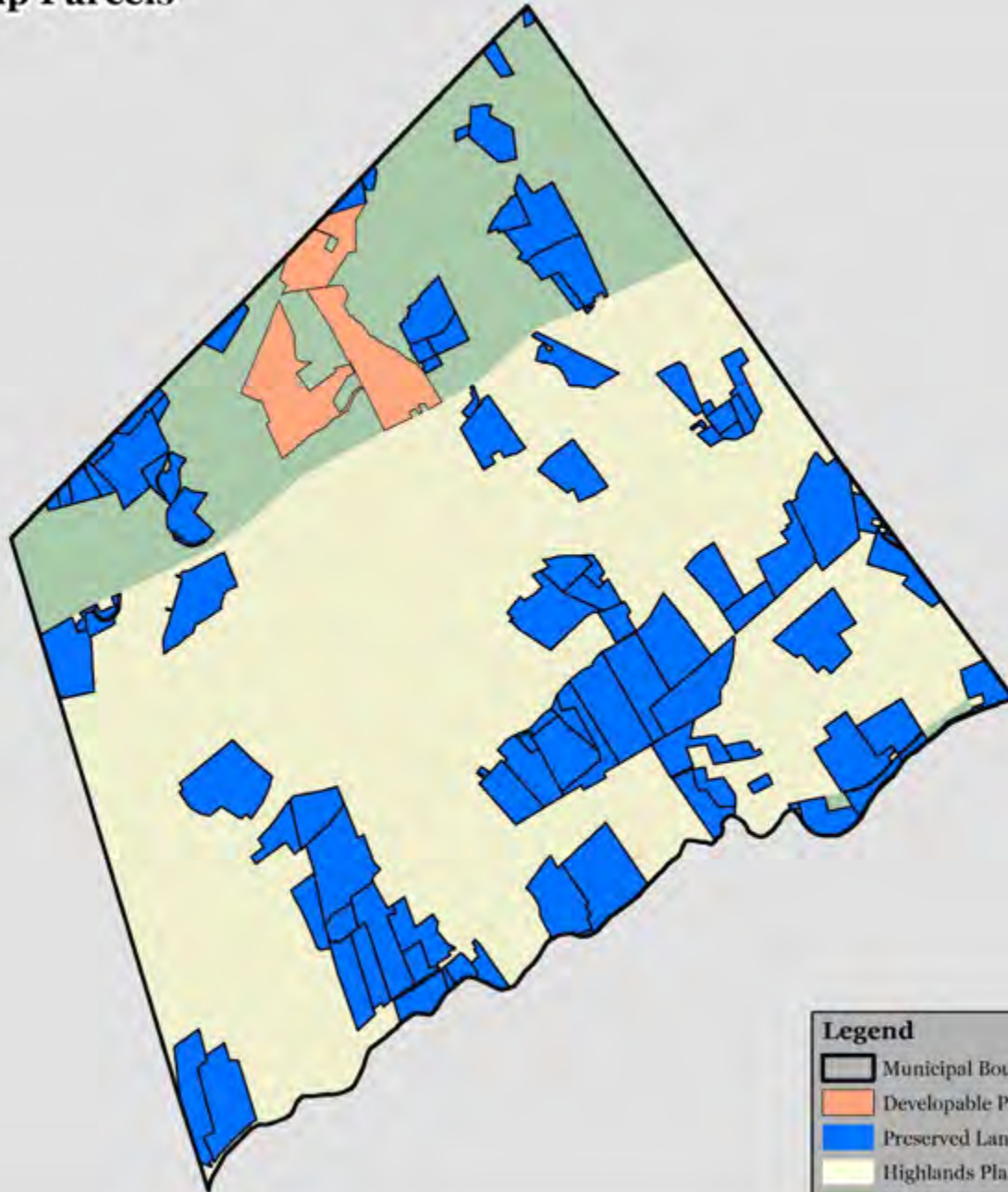
Franklin Township, Warren County
Analysis of lands subject to Highlands Ordinance

FACTORS	DEVELOPABLE LAND POTENTIAL
Disturbance of one acre or more of land	0
New impervious surface $\frac{1}{4}$ acre or more	0
New or expanded use not permitted by ord.	0
3 or more dwelling units if residential	3/448 acres






Franklin Township Parcels



1 inch = 5,346 feet



Legend

-  Municipal Boundary
-  Developable Parcels (448 Acres/3% of Municipality)
-  Preserved Lands (3,666 Acres)
-  Highlands Planning Area (11,288 Acres)
-  Highlands Preservation Area (3,763 Acres)

Franklin Township Parcels



1 inch = 1,574 feet

Block 9 Lot 11
(99 Acres)

Block 9 Lot 23
(167 Acres)

Block 8 Lot 10
(182 Acres)

Inset Map



Legend

- Municipal Boundary
- Developable Parcels (448 Acres/3% of Municipality)
- Preserved Lands (3,666 Acres)
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Franklin Township

25/88 Septic Density Yield



1:17,728

Forested Acres:
 $101.7 \text{ Acres} \div 88 = 1.2$
Non-Forested Acres:
 $80.6 \text{ Acres} \div 25 = 3.2$
Total Septic Yield:
 $1.2 + 3.2 = 4.4 = 4$

Block 9 Lot 11
Acres: 99.1

Forested Acres:
 $31.7 \text{ Acres} \div 88 = .36$
Non-Forested Acres:
 $67.7 \text{ Acres} \div 25 = 2.7$
Total Septic Yield:
 $.36 + 2.7 = 3.06 = 3$

Block 8 Lot 10
Acres: 182.2

Block 9 Lot 23
Acres: 166.7

Forested Acres:
 $54.4 \text{ Acres} \div 88 = .62$
Non-Forested Acres:
 $112.3 \text{ Acres} \div 25 = 4.5$
Total Septic Yield:
 $.62 + 4.5 = 5.12 = 5$



Legend

-  Parcels of Interest
-  Forest
-  Non-Forest



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